

STATE OF TEXAS
COUNTY OF TRAVIS

HEART OF MANOR, LP.
TO
CITY OF AUSTIN
(TEMPORARY CONSTRUCTION
EASEMENT)
AUGUST 12, 2009

LEGAL DESCRIPTION

DESCRIPTION OF A 5.057 ACRE TRACT OF LAND SITUATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, AND THE PHILLIP MCELROY SURVEY NO. 18, ABSTRACT NO. 16, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 99.720 ACRE TRACT OF LAND, DESCRIBED AS TRACT NO. 2 IN EXHIBIT A-3 IN A DEED TO HEART OF MANOR, LP., OF RECORD IN DOCUMENT #2007037703, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.057 ACRE TRACT BEING MADE UP OF A 1.945 ACRE TRACT DESCRIBED AS PART A AND A 3.112 ACRE TRACT DESCRIBED AS PART B, AS SHOWN ON THE ACCOMPANYING SKETCH, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART A – 1.945 ACRES

BEGINNING at ½" iron rod found for the southwest corner of that certain 148.322 acre tract of land as described in a deed to Austin Boise Venture, L.P. of record in Document No. 2005107569 of the Official Property Record Travis County, Texas, being in the east line of said 99.720 acre tract, being also the northeast corner of that certain 0.957 acre Wastewater Line Easement granted to the City of Austin in Document No. 2004241665 of the Official Property Record Travis County, Texas, and being the southeast corner of the herein described tract, having grid coordinates of X = 3,159,011.74, Y = 10,093,113.75;

THENCE departing the east line of said 99.720 acre tract and the west line of said 148.322 acre tract, along the north line of said Wastewater Line Easement, and over and across said 99.720 acre tract, the following six (6) courses and distances:

1. N 89°24'45" W, for a distance of 124.70 feet to a calculated point,
2. N 07°36'51" W, for a distance of 456.98 feet to a calculated point,
3. N 44°00'46" W, for a distance of 465.03 feet to a calculated point,
4. N 73°01'22" W, for a distance of 569.11 feet to a calculated point,
5. S 54°58'17" W, for a distance of 403.92 feet to a calculated point, and

6. N 70°43'05" W, for a distance of 64.40 feet to a calculated point for the southwest corner of the herein described tract, being also in the east line of FM 3177(Decker Lane), a variable width right-of-way, and being in the west line of said 99.720 acre tract, from which a concrete highway monument found, bears S 16°09'38" W, a distance of 73.19 feet;

THENCE N 16°09'38" E, departing the north line of said Wastewater Line Easement, along the west line of said 99.720 acre tract and the east line of said FM 3177 (Decker Lane), for a distance of 65.10 feet to a calculated point for the northwest corner of the herein described tract;

THENCE departing the west line of said 99.720 acre tract and the east line of said FM 3177 (Decker Lane), and over and across said 99.720 acre tract, the following six (6) courses and distances:

1. S 70°43'05" E, for a distance of 65.38 feet to a calculated point,
2. N 54°58'17" E, for a distance of 372.13 feet to a calculated point,
3. S 73°01'22" E, for a distance of 598.97 feet to a calculated point,
4. S 44°00'46" E, for a distance of 488.53 feet to a calculated point,
5. S 07°36'51" E, for a distance of 435.49 feet to a calculated point, and
6. S 89°24'45" E, for a distance of 110.58 feet to a calculated point for the northeast corner of the herein described tract, being in the west line of said 148.322 acre tract, and being in the east line of said 99.720 acre tract, from which a ½" iron rod found for an angle point in the east line of said 99.720, bears N 27°45'15" E, a distance of 1297.29 feet;

THENCE S 27°45'15" W, along the east line of said 99.720 acre tract and the west line of said 148.322 acre tract, for a distance of 44.96 to the **POINT OF BEGINNING** and containing 1.945 acres of land.

PART B – 3.112 ACRES

BEGINNING at an axle found for the southeast corner of said 99.720 acre tract, being also in the north line of Lindell Lane, a variable width right-of-way, and being the southeast corner of the herein described tract, having grid coordinates of X = 3,158,990.85, Y = 10,093,074.90;

THENCE N 89°26'00" W, along the south line of said 99.720 acre tract and the north line of said Lindell Lane, for a distance of 209.71 feet to a calculated point, from which a concrete highway monument found in the east line of said FM 3177(Decker Lane), bears N 89°26'00" W, a distance of 1519.53 feet;

THENCE departing the south line of said 99.720 acre tract and the north line of Lindell Lane, and over and across said 99.720 acre tract, the following six (6) courses and distances:

1. N 07°36'51" W, for a distance of 444.51 feet to a calculated point,
2. N 44°00'46" W, for a distance of 503.51 feet to a calculated point,
3. N 73°01'22" W, for a distance of 421.22 feet to a calculated point,
4. S 54°58'17" W, for a distance of 393.51 feet to a calculated point,
5. S 16°07'47" W, for a distance of 99.17 feet to a calculated point, and
6. N 73°52'52" W for a distance of 99.19 feet to a calculated point for the southwest corner of the herein described tract, being also in the east line of said FM 3177 (Decker Lane), and being the west line of said 99.720 acre tract;

THENCE along the west line of said 99.720 acre tract and the east line of said FM 3177 (Decker Lane), the following two (2) courses and distances:

1. N 16°05'49" E for a distance of 81.86 feet to a concrete monument found, and
2. N 16°09'38" E for a distance of 53.16 feet to a calculated point for the northwest corner of the herein described tract, and being the southwest corner of aforesaid Wastewater Line Easement;

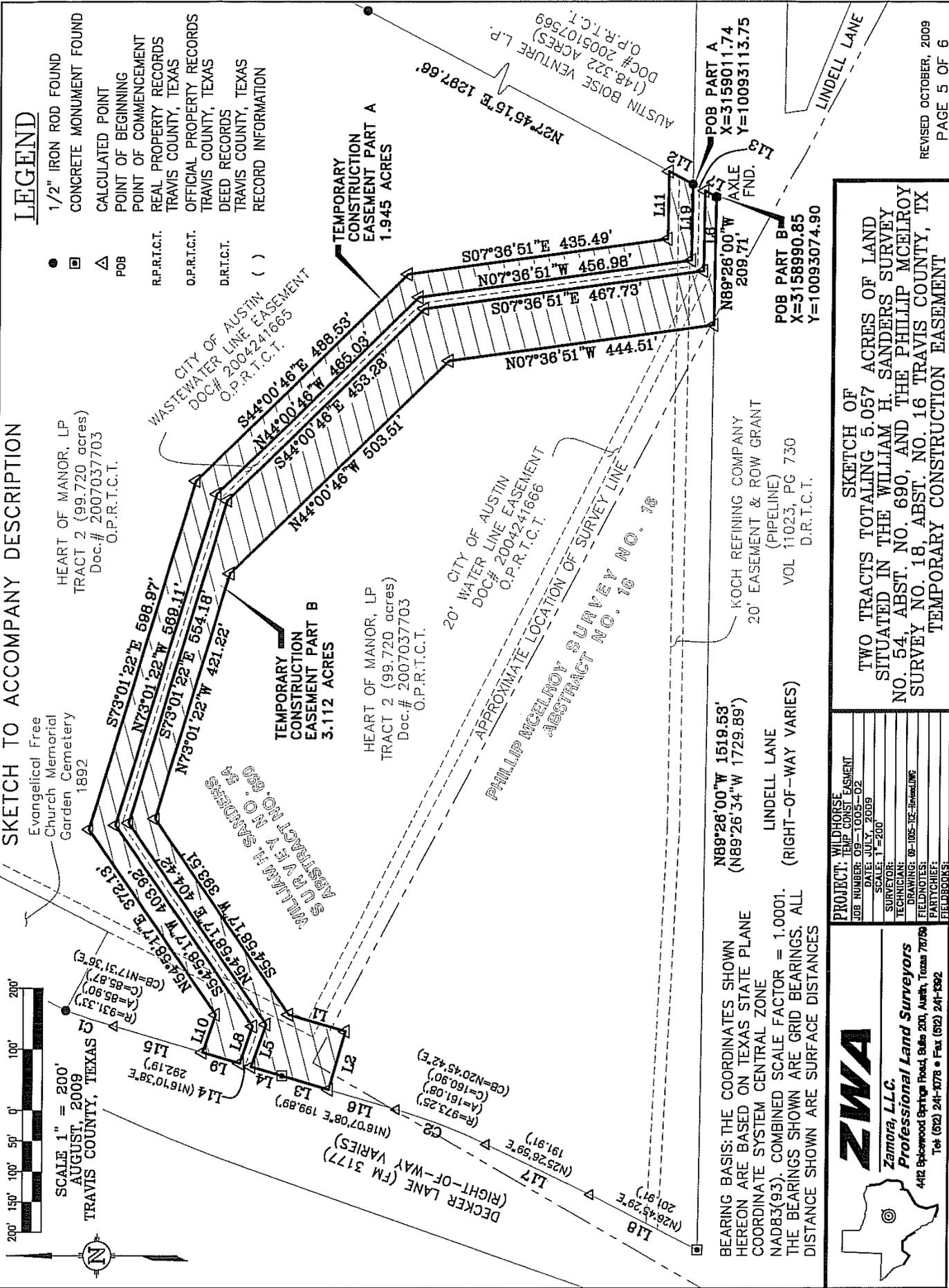
THENCE departing the west line of said 99.720 acre tract and the east line of said FM 3177 (Decker Lane), along the south line of said Wastewater Line Easement, and over and across said 99.720 acre tract, the following six (6) courses and distances:

1. S 70°43'05" E, for a distance of 73.58 feet to a calculated point,
2. N 54°58'17" E, for a distance of 404.42 feet to a calculated point,
3. S 73°01'22" E, for a distance of 554.18 feet to a calculated point,
4. S 44°00'46" E, for a distance of 453.28 feet to a calculated point,
5. S 07°36'51" E, for a distance of 467.73 feet to a calculated point, and
6. S 89°24'45" E, for a distance of 131.54 feet to a calculated point for the northeast corner of the herein described tract, and being in the east line of said 99.720 acre tract, from which a ½" iron rod found for the southwest corner of aforesaid 148.322 acre tract, bears N 28°15'30" E, a distance of 22.58 feet;

LEGEND

- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- POB POINT OF BEGINNING
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

SKETCH TO ACCOMPANY DESCRIPTION



SCALE 1" = 200'
AUGUST, 2009
TRAVIS COUNTY, TEXAS

HEART OF MANOR, LP
TRACT 2 (99.720 acres)
Doc.# 2007037703
O.P.R.T.C.T.

HEART OF MANOR, LP
TRACT 2 (99.720 acres)
Doc.# 2007037703
O.P.R.T.C.T.

N89°26'00"W 1519.53'
(N89°26'34"W 1729.89')
LINDLELL LANE
(RIGHT-OF-WAY VARIES)

BEARING BASIS: THE COORDINATES SHOWN
HEREON ARE BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM CENTRAL ZONE
NAD83(93). COMBINED SCALE FACTOR = 1.0001.
THE BEARINGS SHOWN ARE GRID BEARINGS. ALL
DISTANCE SHOWN ARE SURFACE DISTANCES

PROJECT:	WILDHORSE TEMP CONST EASEMENT
JOB NUMBER:	09-1005-02
DATE:	JULY, 2009
SCALE:	1"=200'
SURVEYOR:	
TECHNICIAN:	
DRAWING:	09-1005-02-Initial.dwg
FIELD NOTES:	
PARTY CHIEF:	
FIELD BOOKS:	

ZWA
Zamora, L.L.C.
Professional Land Surveyors
4412 Epkenwood Springs Road, Suite 201, Austin, Texas 78759
Tel (512) 241-4078 • Fax (512) 241-5392

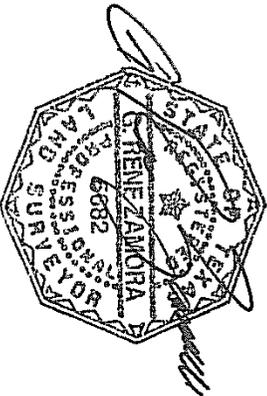


SKETCH OF TWO TRACTS TOTALING 5.057 ACRES OF LAND SITUATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABST. NO. 690, AND THE PHILIP MCELROY SURVEY NO. 18, ABST. NO. 16 TRAVIS COUNTY, TX TEMPORARY CONSTRUCTION EASEMENT

SKETCH TO ACCOMPANY DESCRIPTION

LINE	BEARING	DISTANCE
L1	S16°07'47"W	99.17'
L2	N73°52'52"W	99.19'
L3	N16°06'49"E	81.86'
L4	N16°09'38"E	53.18'
L5	S70°43'05"E	73.58'
L6	S89°24'45"E	131.54'
L7	S28°15'30"W	21.52'
L8	N70°43'05"W	64.40'
L9	N16°09'38"E	65.10'
L10	S70°43'05"E	65.38'
L11	S89°24'45"E	110.58'
L12	S27°45'15"W	44.96'
L13	N28°15'30"E	22.58'
L14	N16°09'38"E	20.03'
L15	N16°09'38"E	153.82'
L16	N16°05'49"E	118.19'
L17	N25°25'40"E	191.79'
L18	N26°44'10"E	201.78'
L19	N89°24'45"W	124.70'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	931.33'	5°16'59"	85.88'	N17°30'36"E	85.85'
C2	973.25'	9°28'37"	160.98'	S20°44'23"W	160.80'



SKETCH OF
TWO TRACTS TOTALING 5.057 ACRES OF LAND
SITUATED IN THE WILLIAM H. SANDERS SURVEY
NO. 54, ABST. NO. 690, AND THE PHILIP MCELROY
SURVEY NO. 18, ABST. NO. 16 TRAVIS COUNTY, TX
TEMPORARY CONSTRUCTION EASEMENT

REVISED OCTOBER, 2009
PAGE 6 OF 6



ZWA

Zamora, LLC,
Professional Land Surveyors

4412 Spicewood Springs Road, Suite 200, Austin, Texas 78739
Tel: (512) 241-7078 • Fax: (512) 241-7392

PROJECT: WILDHORSE
TEMP CONST EASEMENT

JOB NUMBER: 09-1005-02

DATE: JULY, 2009

SCALE: 1"=200'

SURVEYOR:

TECHNICIAN: 09-1005-DE-REYNOLDS

DRAWING:

FIELD NOTES:

PARTICULARS:

REMARKS:

SKETCH OF
TWO TRACTS TOTALING 5.057 ACRES OF LAND
SITUATED IN THE WILLIAM H. SANDERS SURVEY
NO. 54, ABST. NO. 690, AND THE PHILIP MCELROY
SURVEY NO. 18, ABST. NO. 16 TRAVIS COUNTY, TX
TEMPORARY CONSTRUCTION EASEMENT